2007-0031778

Recorded Official Records County of Shasta Leslie Morgan Assessor-Recorder | REC FEE 16.00

| CA

11:08AM 10-Jul-2007 | Page 1 of 4

Recording requested by:
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SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Deed of Trust ("Security Instrument") is **JUNE 07, 2007** and the parties are as follows:

   TRUSTOR ("Grantor"): **ADAM R. GROSSMAN, A MARRIED MAN, WHO ACQUIRED TITLE AS ADAM R. GROSSMAN, AN UNMARRIED MAN, AND JILL BORODIN, A MARRIED PERSON, SIGNING AS NON-VESTED SPOUSE**

   whose address is: **6821 39TH AVE, SEATTLE, WASHINGTON 98115**

   TRUSTEE: **American Securities Company, P.O. Box 31557, Billings, MT 59107**

   BENEFICIARY ("Lender"): **Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104**

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property located in the County of SHASTA, State of California, described as follows:
   THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF REDDING COUNTY OF SHASTA, STATE OF CALIFORNIA: LOT 44 AS SHOWN ON THE MAP OF REDDING HIGHLANDS SUBDIVISION, FILED APRIL 10, 1987 IN THE OFFICE OF THE SHASTA COUNTY RECORDER IN BOOK 18 OF MAPS AT PAGE 41, SHASTA COUNTY RECORDS.

   with the address of **1679 STRAUSS LANE, REDDING, CALIFORNIA 96003** and parcel number of **116-410-024-000** together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed **$ 100,000.00** together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured Debt") of even date herewith, and all amendments, extensions, modifications, renewals or other documents which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **JUNE 07, 2047**.

4. **FICTITIOUS DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Fictitious Deed of Trust, inclusive, dated **February 1, 1997,** and recorded on **February 07, 1997** as Instrument Number **4214** in Book **3516** at Page **854** of the Official Records in the Office of the Recorder of **SHASTA** County, State of California, are hereby incorporated into, and shall govern, this Security Instrument.

5. **RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

   [N/A] Third Party Rider

   [N/A] Leasehold Rider

   [N/A] Other: **N/A**

SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Fictitious Deed of Trust (the Deed of Trust-Bank/Customer Copy). The undersigned Grantor requests that a copy of ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE hereunder be mailed to the Grantor's address given herein.

Adam R. Grossman — June 7, 2007 ~~6/6/07~~

Grantor **ADAM R GROSSMAN** Date

Jill Borodin — June 07, ~~2006~~ 2007

Grantor **JILL BORODIN, SIGNING AS NON-VESTED SPOUSE** Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

For An Individual Acting In His/Her Own Right:
State of ~~California~~ Washington cer
) ss.
County of King)
cer
On ~~July~~ June 7th, 2007 before me, Clint David Gillum Notary Public, personally appeared Adam R. Grossman & Jill Borodin ,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

[NOTARIAL SEAL]

CLINT DAVID GILLUM
COMMISSION EXPIRES
NOTARY
PUBLIC
JULY 15, 2009
STATE OF WASHINGTON

Signature

Clint David Gillum
Print Name

My commission expires: July 15th, 2009

CADeed - short CDP.V2 (06/2005)

Documents Processed 06-06-2007, 14:39:26

EXHIBIT A

Legal Description:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF REDDING COUNTY OF SHASTA, STATE OF CALIFORNIA: LOT 44 AS SHOWN ON THE MAP OF REDDING HIGHLANDS SUBDIVISION, FILED APRIL 10, 1987 IN THE OFFICE OF THE SHASTA COUNTY RECORDER IN BOOK 18 OF MAPS AT PAGE 41, SHASTA COUNTY RECORDS.